

**University Park Community Association Inc.**

# **LANDSCAPE MASTER PLAN**

## **Phase 1, Plan**

May 18, 2022

**Note:**

- This presentation includes renderings of example plant selections in situ.
- Comments in blue/yellow boxes on these pages are from the LMP Team.
- Actual plant selections may vary due to availability, price or other reasons.

# LANDSCAPE MASTER PLAN

## 2021

- ✓ Deferred maintenance on the Parkway frontage.
- ✓ Recommended tree and plant palette (in final draft).

## 2022

- Tree care, maintenance and protection Program & Policy (in progress).
- **Phase 1 landscaping plan - frontage & entry to Gatehouse.**
- Landscape maintenance standards & performance requirements (in progress).

## 2023 & 2024

- ❖ Additional Phases covering other community land.
- ❖ Signage on community & neighborhood roads.
- ❖ Ponds planting: aquatic, pond bank & buffer zone (with Ponds Committee)

# LMP Team

Janette Gatesy (Leader), Board Member

Kathy Bondur, Chair Architecture & Landscape Committee

Christine Lukowitsch, Member Architecture & Landscape Committee

Curtis Nickerson, PBM Director of Property & Facilities

Brian Niehaus, PBM Director of Operations

John Whyte, ex-Board Member

## Advisors

Norm Easy, Master Arborist

Micah Mohanna, Duval Landscape Designer

# Landscape Master Plan (LMP) – Communications

## 2021

July 15 - **Board**, initial LMP Presentation.

Aug 18 - **Board**, \$5,000 Funding approved for LMP advertising materials (Community Center)

August - **UP to Date**, LMP Update article

Sept 17 - **Board**, Deferred Maintenance Phase funding approved for \$84,463

October - **UP to Date**, President's Message

Oct 21 - **Board**, LMP Update

Nov 17 - **Board**, LMP Update

Dec 13 - **Chair Council**, Update

Dec 16 - **Board**, LMP Update

Dec 31 - Email Update to **all residents**

## 2022

February - **UP to Date**, LMP Update article

March 14 - **Chair Council**, Update

**Board**, LMP updates – Jan 20, Feb 17, March 17, April 19.

March - **UP to Date**, LMP update article

Emails to **all residents** announcing:

March 29 Phase 1 plans on Web site, for comment

April 4 - Zoom meetings

April 6 - **Zoom** Presentations, 10-12pm and 2-4pm

April 11 - **Chair Council**, Update

April 20 - **Focus Group** Meeting

**Club Weekly** – LMP mentions on April 1, 8, 29 & May 6.

Emails to **all residents** announcing:

April 26 *revised* plans available on Web site

April 28 - In-person Town Hall and Zoom meetings

May 2 - **Townhall** Meeting, 2-4pm

May 4 - **Zoom** Presentation, 10-12pm

May 9 - **Chair Council**, Update

May 16 - **Focus Group** meeting

May 18 - Preview meeting for **Board**

# LMP - Phase 1, RESIDENT'S FEEDBACK

at LMPcomments@gmail.com

## INITIAL Plan

Results, March 28 - April 15

SUMMARY		Overall tone/attitude					Possible misunderstanding on removing trees in Median
	Total Replies	Strong like	Like	Suggestions, Options only	Dislike	Strong dislike	
Number	110	7	14	23	25	41	47
%		6%	13%	21%	23%	37%	43%
		19%			60%		
Neighborhood Chairs	6						

## REVISED Plan

Results, April 26 - May 10

SUMMARY		Overall tone/attitude					Packages				Gatehouse Option	
	Total	Strong like	Like	Suggestions, Options only	Dislike	Strong dislike	A For/Agin		B For/Agin		1 (36)	2 (37)
Number	108	16	45	32	10	5	23	-7	30	-5	36	31
%		15%	42%	30%	9%	5%						
		57%			14%							
Neighborhood Chairs	11											

# LMP - Phase 1, Web site visits

## Initial Plan

**March 29 – April 11 Phase 1**

1358 – Total Website Hits

353 – Unique User Scrolls  
*(they scrolled the page)*

## Revised Plan

**April 24 – May 10**

1489 – Total Website Hits

482 – Unique User Scrolls

## Total Period

**March 29 – May 10**

3079 – Total Website Hits

844 – Unique User Scrolls



# Duval Landscape

## MAINTENANCE

Jacksonville • Orlando • Tampa • West Palm Beach • Sarasota • Naples

Duval Landscape Designer: Micah Mohanna, Orlando

## At Present

Phoenix Reclinata is not doing well & high maintenance.

It is considered to be “*wrong tree in wrong place*” by experts

Eight Magnolias in the back planter are root-bound & in a poor state.





**Revised Plan**

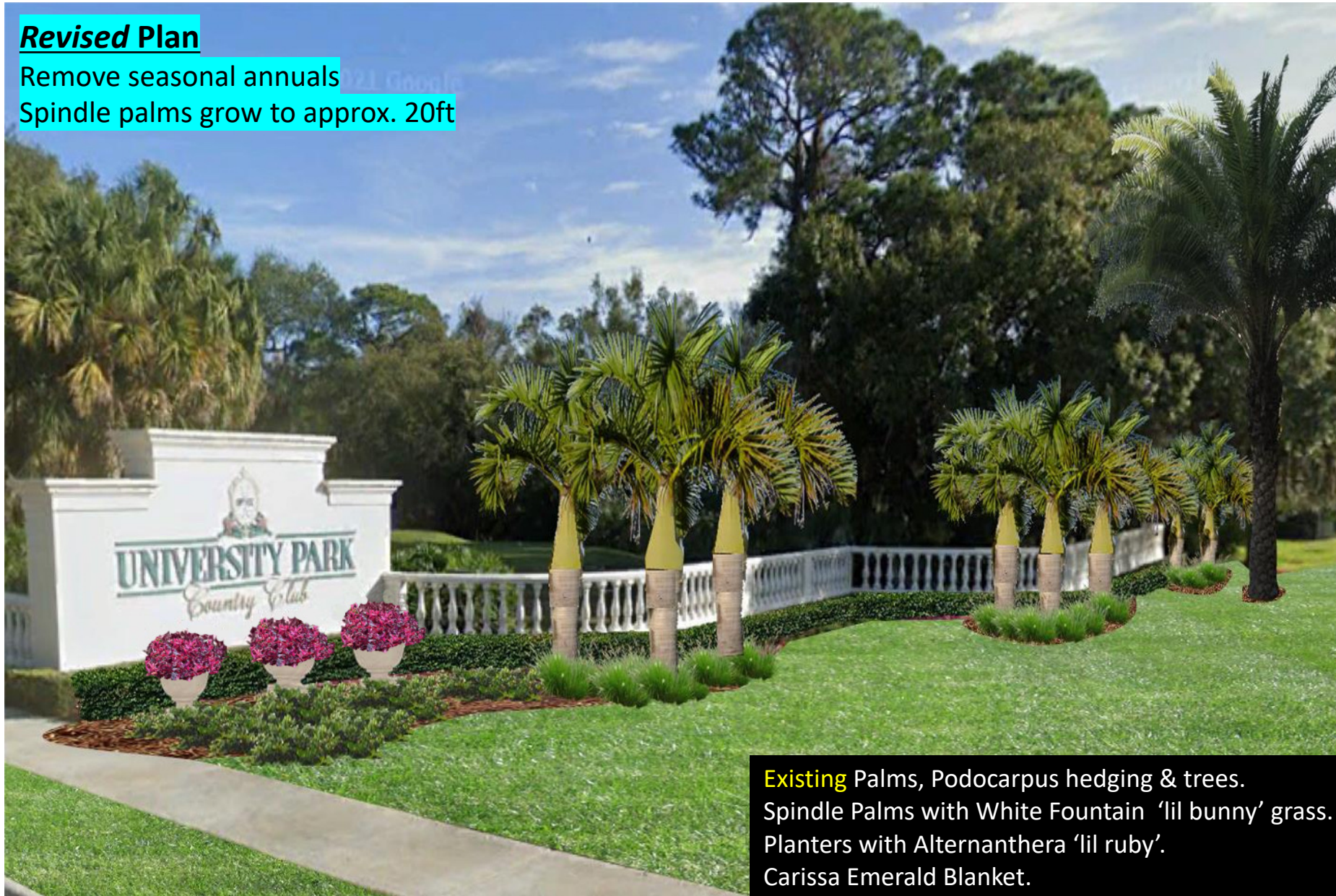
Bismarck Palm will be visible over the monument  
It may grow 1ft per year



**Existing** Podocarpus hedging & turf;  
Seasonal annuals;  
Planters with Alternanthera 'lil ruby';  
Bismarck Palm, with Croton.

**Revised Plan**

Remove seasonal annuals  
Spindle palms grow to approx. 20ft



**Existing** Palms, Podocarpus hedging & trees.  
Spindle Palms with White Fountain 'lil bunny' grass.  
Planters with Alternanthera 'lil ruby'.  
Carissa Emerald Blanket.

## Proposed planters

Non-porous limestone / resin composite and weather resistant.



### Dimensions:

Large Overall: 24"H X 21 5/8" Diameter

Large Interior: 16"H X 20" Diameter

Base: 11 1/2" Square

### Construction:

Made of 60% natural limestone, 33% resin, and 7% fiberglass.

To clean, wash and wipe with water.

Water-tight with plug.

Suitable for outdoor use.

Timeless European sophistication for your outdoor entry, patio or garden. Our Chateau Outdoor Planters are cast in graceful urn silhouettes that capture the look of carved stone in durable, yet lightweight stone composites, so they're easy to place and impervious to extreme weather

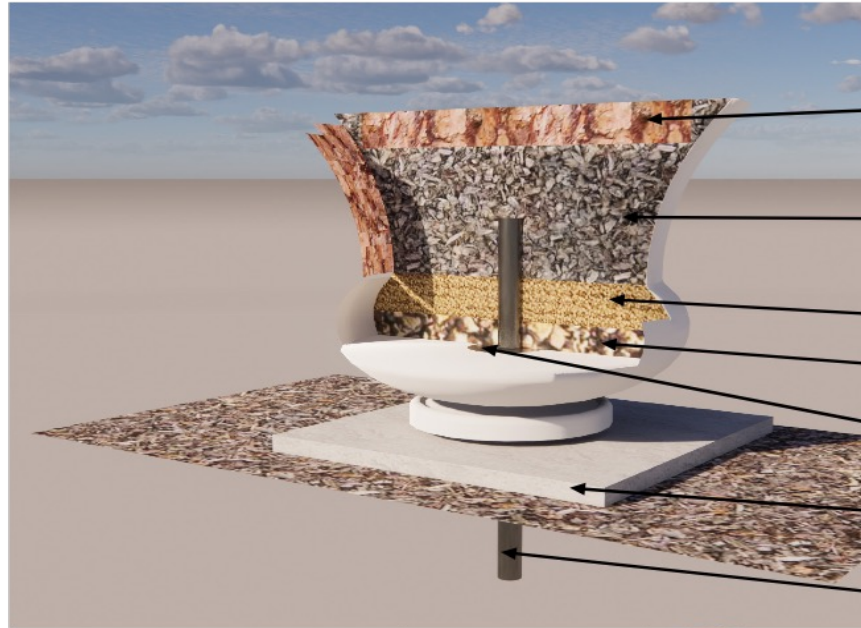
### Chateau Outdoor Planter features:

- Weathered white finish
- Black watertight interior
- Stone powder, resin & fiberglass
- Drain plug
- Outdoor safe



## Proposed planters

Fixed to the ground, irrigated from below, filled with water-retention & drainage material.



Wood Mulch 2-3" Layer

Water Retentive Soil Blend

Water Retentive Rock Wool

5/8" Drain Rock

Drainage Hole

Concrete Paver

.625"x4' Metal Rod  
2.5' in Ground & 1.5' in Planter

### GRO-WOOL (WATER ABSORBENT)

- Use alone or mixed with other media.
- Superb for outdoor containers.
- Retains water better and a stronger capillarity compared to sphagnum or coco peat.
- Does not compact over time.



- Helps prevent over and under watering
- Reduces water stress in plants to help protect them from heat and drought
- Ideal for indoor and outdoor plants
- Mix with soil to reduce amount of watering needed
- Crystals swell to absorb water and release later

University Park



Planters

**Revised Plan**

Planter variation no. 3

Shade option



**3.**

**Begonia 'odorata alba'**

**Revised Plan**  
**Planter variation no. 4**

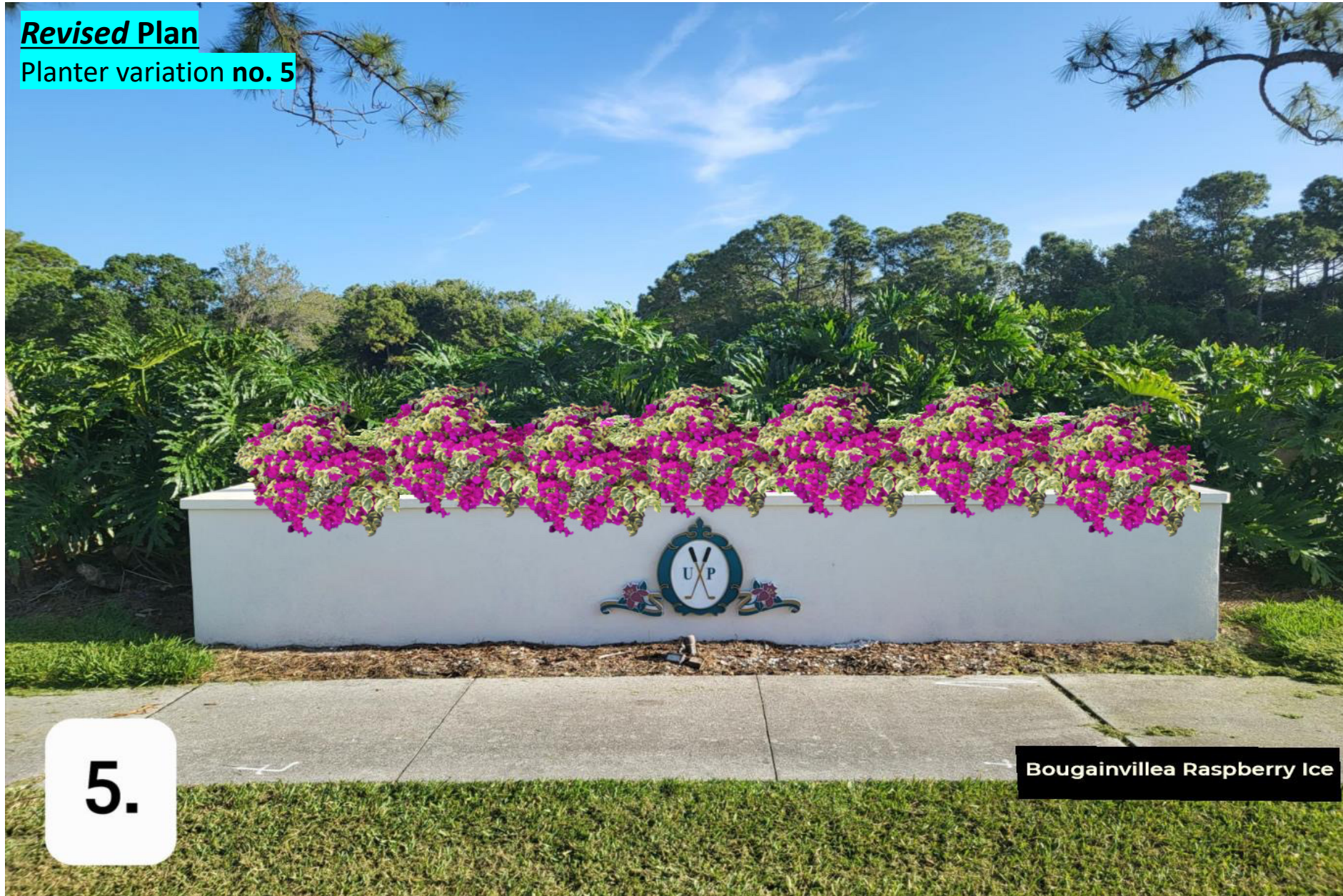


**4.**

**Bougainvillea 'blueberry Ice'**

***Revised Plan***

**Planter variation no. 5**



**5.**

**Bougainvillea Raspberry Ice**

**Revised Plan**

Two important UPCC billboards

Billboards just refurbished by UPRD



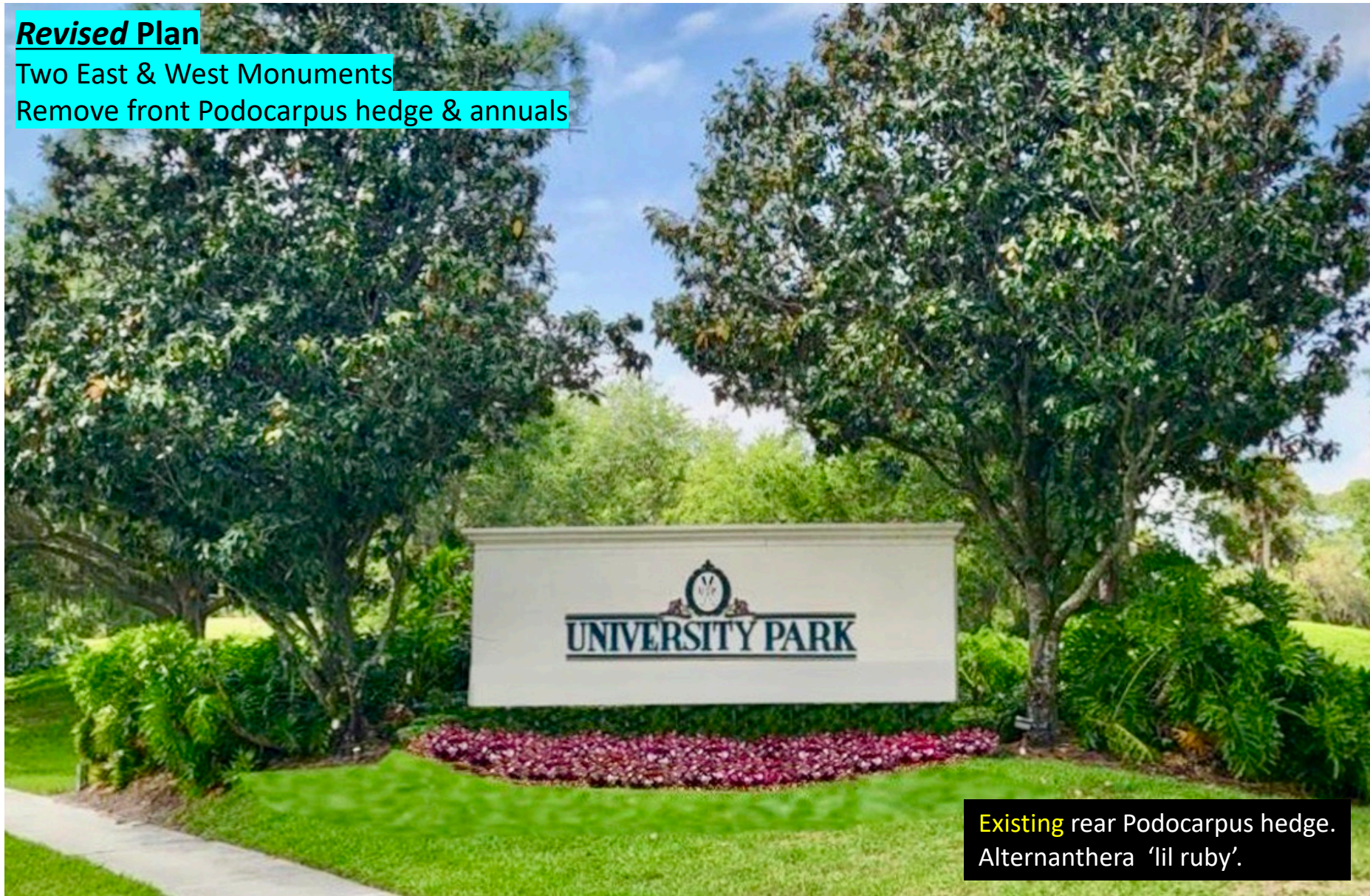
Dwarf Pandanus



**Revised Plan**

Two East & West Monuments

Remove front Podocarpus hedge & annuals



Existing rear Podocarpus hedge.  
Alternanthera 'lil ruby'.

## Park Boulevard - median

Plantings in selected existing, mulch areas under the trees.

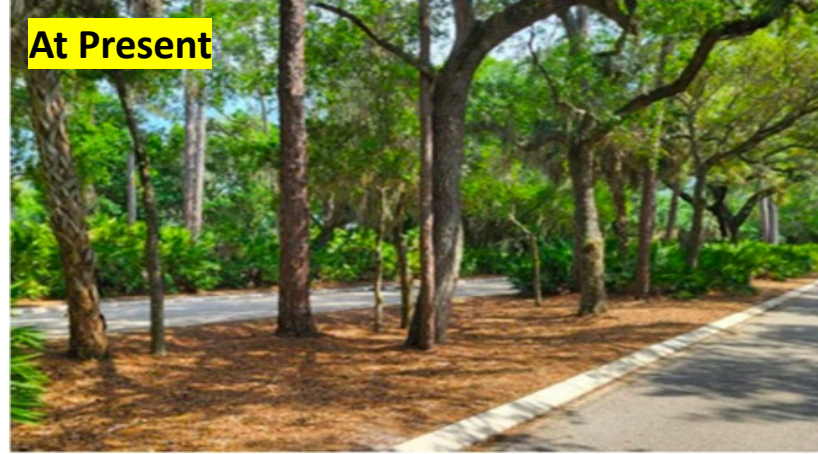
Green color palette, height 3ft & not to obscure views across the median.

*Revised Plan*



**Example:** Dwarf Fakahatchee Grass

**At Present**



*Revised Plan*



**Example:** Macho Fern

## **Park Boulevard - road-side**

For selected mulch/turf areas on entry & exit sides of The Park Boulevard.  
Green plants to blend with existing landscaping & not block views of golf course.  
Larger plants used on exit side to help screen Kenwood Park.

**At Present**



### **Example Plants:**

Panadanus 'vetchii'; Foxtail Ferns; & Alocasia caldora.

**Also native Florida plants, including:**  
Wild Coffee; Wild Bahama Coffee; &  
Schiller's Viburnum.

**At Present**



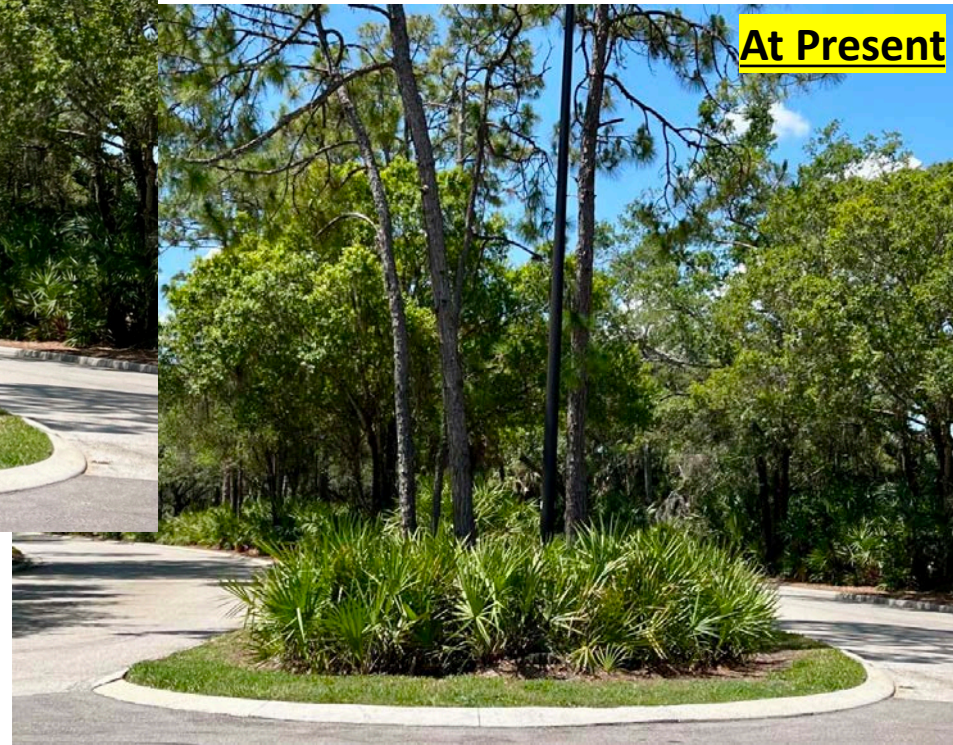
## **Park Boulevard - median tip**

Replace existing Palmettos with Coontie palms to resolve line-of-sight road safety issues.

**Revised Plan**



**At Present**



## Gatehouse area

At Present



Two Queen Palms have died from "crown rot", one is dying & others may follow.

At Present



**Revised Plan**

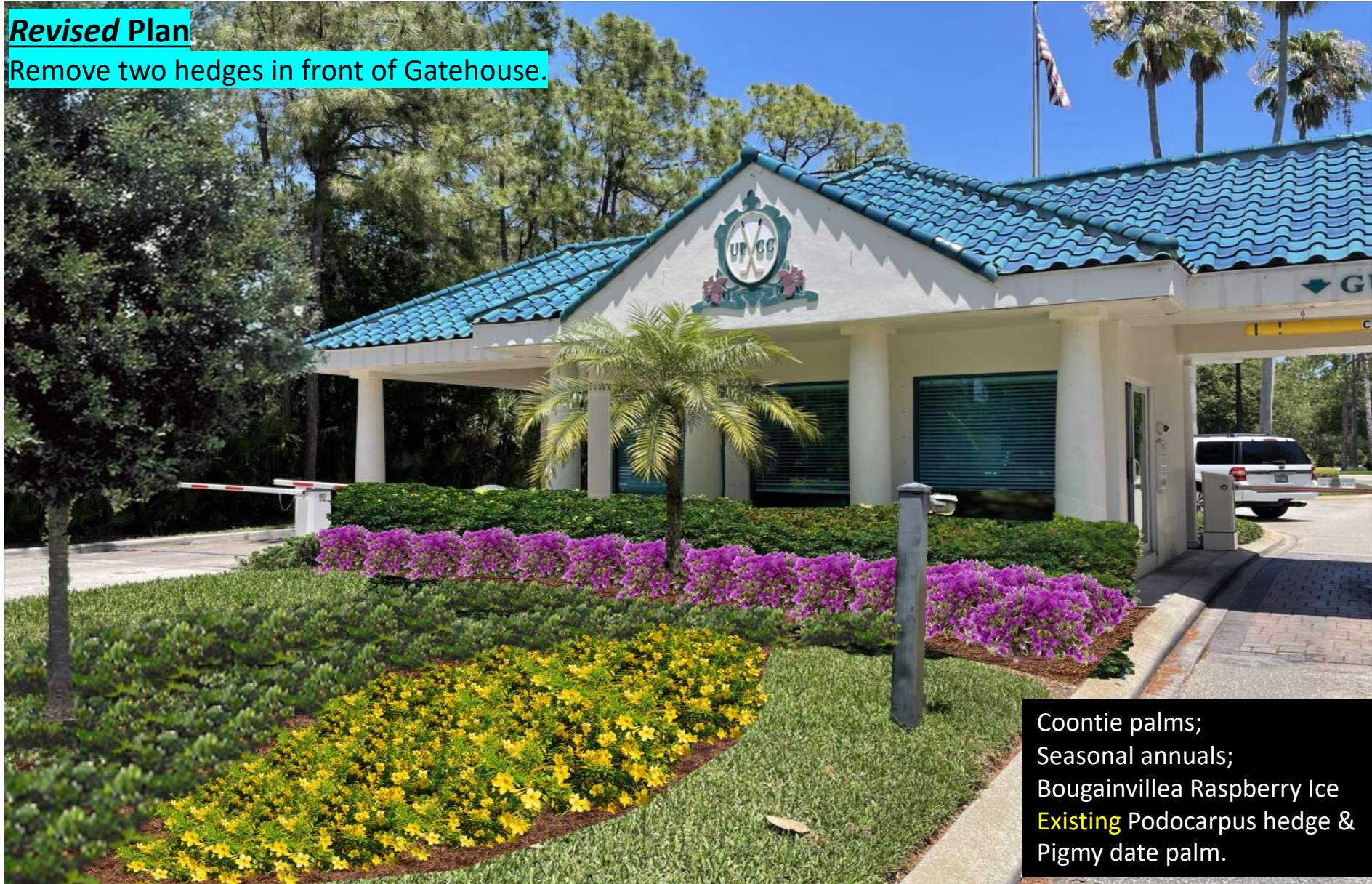
Serpentine bed, accentuated with seasonal annuals & colorful hedge



3 Cathedral Oaks;  
Seasonal annuals;  
Coontie Palms;  
Bougainvillea raspberry ice.

**Revised Plan**

Remove two hedges in front of Gatehouse.



Coontie palms;  
Seasonal annuals;  
Bougainvillea Raspberry Ice  
Existing Podocarpus hedge &  
Pigmy date palm.

# LMP - Phase 1, Costs

Total estimated cost for Phase 1 = **\$220,000**

- Landscape design services were provided at no charge.

Duval proposal includes:

- Landscaping installation & clean up work as detailed in their proposal.
- Installation of frontage St Augustine turf and annuals.
- Low-voltage lighting of landscape elements on frontage & entry area.
- Needed adjustments to existing irrigation system.
- Compliance with Manatee County requirements.

We have added to this:

- Putting the name on the central monument.
- A project contingency, for unexpected events & changes.

New plants & trees will have *industry-standard* warranties.

- If Duval is responsible for on-going maintenance this would be a *life-time* warranty.

Phase 1 will change landscape maintenance requirements & costs.

- With several reductions and some additions.
- Over the years these areas have received less than adequate maintenance.
- PBM is presently re-assessing the overall maintenance cost impact.



# Duval Landscape Maintenance LLC

Started in 2009 in Jacksonville FL with one man and one landscaping job

- Privately held LLC, by Rod Bullock who is the principal/owner.
- He has 20+ year experience in the business.
- Dun & Bradstreet reports employees as 200 and sales as \$23.54m (clearly old data).
- We have not paid for a d&b credit report on them.
- Web site: <https://www.duvallandscape.com>

Duval states that it has:

- Grown rapidly and now serves over 100 commercial customers throughout Florida.
- Expanded from the original Jacksonville area - with offices in Tampa in 2015, Orlando & Sarasota in 2016, West Palm in 2017 and Naples in 2018.
- Over 400 full-time employees and revenue of \$40+M
- In 2013 received one of the industry's most prestigious awards - **the Grand Award.**

**Thank You**